

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 Inters. of Franklin Sq. Drive *
 and Castle Creek Circle * ZONING COMMISSIONER
 Devonshire, Phase I, Castle Creek *
 14th Election District * OF BALTIMORE COUNTY
 6th Councilmanic District *
 Nottingham Village, Inc., * Case No. 99-181-SPH
 Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property know as Devonshire, Phase I, Castle Creek located in the White Marsh community of Baltimore County. The Petition was filed by Nottingham Village, Inc., property owner. Special Hearing relief is requested to approve the second amendment to the partial development plan for Devonshire, Phase I, Castle Creek at White Marsh (formerly known as Section J2) to revise the building locations and uses, as more particularly provided in the Provisory Section of the Plats which were filed to accompany the Petition. The subject property and requested relief are more particularly shown on the second amended partial development plan for Devonshire, Phase I of Castle Creek at White Marsh, received into evidence as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case John N. Bowers, Jr. of Nottingham Village, Inc., property owner. Also present was Rick Chadsey, an engineer with G.W. Stephens and Assoc., Inc., the firm which prepared the plan. The Petitioner was represented by Lawrence F. Haislip, Esquire. Appearing as interested persons were Mr. and Mrs. James B. Sewell and Mr. and Mrs. William Fornoff, residents of the area.

Testimony and evidence presented at the hearing was that the Castle Creek community is a large residential subdivision which is being developed in phases. The second amended partial development plan, which was accepted as Petitioner's Exhibit No. 1, is the subject of the Petition for

ORDER RECEIVED FOR FILING

Date

By

12/23/98
M. G. [Signature]

Special Hearing, wherein relief is requested for certain changes as shown on that plan. Originally, the site was granted C.R.G. approval for development in June, 1991. The original development plan has been amended and the matter comes before me for approval of a second amendment.

The tract under consideration is approximately 19-1/2 acres in area. Much of the development has already been built out as a condominium community. When originally submitted through the C.R.G. process for development plan approval, the property owner offered two alternate plans. One called for a mixed condominium/apartment community and the other called for an optional townhouse development.

There are two specific amendments requested at this time. The first relates to the orientation of the proposed building units which abut Millfield Road, near Castle Creek Circle. Those units will be turned on their axis 180 degrees, to present a more aesthetically pleasing and functional scheme. Apparently, this recommendation was originally proposed by the Office of Planning. The Developer and its engineers agree that a change to the plan is appropriate and, thus, request approval under the Petition for Special Hearing.

The second amendment relates to the style of the units proposed. As noted above, the plan was originally approved as two alternatives. At this time, the Developer has agreed that the next phase of the development will not contain apartment units as originally proposed. However, it has not been decided whether the future build out will be comprised of townhouses or condominiums. Approval is requested to allow the developer flexibility in this regard, to react to market conditions as they evolve.

Uncontradicted testimony and evidence presented was that the new plan, as proposed, will not be detrimental to the health, safety or general welfare of the locale. In fact, it is clear that the plan meets the


standards set forth in Section 502.1 of the BCZR and is consistent with the prior C.R.G. plan. In my judgment, the amendment/refinement of the plan is appropriate and will result in a better project. Thus, the Petition for Special Hearing shall be approved.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of December 1998 that, pursuant to the Petition for Special Hearing, approval for the second amendment to the partial development plan for Devonshire, Phase I, Castle Creek at White Marsh (formerly known as Section J2) to revise the building locations and uses, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, the Department of Environmental Protection and Resource Management, dated November 19, 1998, are adopted in their entirety and made a part of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
DATE 12/23/98
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 22, 1998

Lawrence F. Haislip, Esquire
Miles and Stockbridge
600 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 99-181-SPH
Property: Devonshire Phase I, Castle Creek
Nottingham Village, Inc., Petitioner

Dear Mr. Haislip:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. John N. Bowers, Jr.
Nottingham Village, Inc.
100 W. Pennsylvania Avenue
Towson, Maryland 21204





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Devonshire Phase I Castle Creek
which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a Second Amendment to Partial Development Plan for Devonshire, Phase I of Castle Creek at White Marsh (formerly Section J2), to approve revised building locations and uses, all as provided in Provitory Section of accompanying plats.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Lawrence F. Haislip

Name - Type or Print

Signature

Miles & Stockbridge P.C.

Company

600 Washington Avenue

410-823-8234

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Nottingham Village Inc.

Name - Type or Print

Signature

John N. Bowers, Jr., Vice President

Name - Type or Print

Signature

100 W. Pennsylvania Ave. 410-825-0545

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Representative to be Contacted:

John N. Bowers, Jr.

Name

100 W. Pennsylvania Ave.

410-825-0545

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 99-181-SPH

Reviewed By JRF Date 10-26-98

RE 9/15/98

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany Request for Special Hearing
2nd Amended Partial Development Plan, Devonshire,
Phase I of Castle Creek at Whitemarsh

DATE: August 10, 1998
Page -1-

Beginning at a point on the westerly right-of-way of Franklin Square Drive, said point being South 41 degrees 12 minutes 46 seconds West 53.84 feet more or less, from a point formed by the intersection of the centerlines of Franklin Square Drive and Castle Creek Circle as shown on the plat recorded among the Baltimore County Land Records, S.M. 68/55, running thence leaving said point of beginning, along the following 25 courses.

1. Continuing along the westerly right-of-way of Franklin Square Drive, southerly along a curve to the left having a radius of 705.00 feet an arc distance of 84.30 feet, said curve being subtended by a chord having a bearing of South 4 degrees 26 minutes 37 seconds East a distance of 84.24 feet,
2. South 7 degrees 52 minutes 08 seconds East 100.00 feet,
3. Southerly along a curve to the right with a radius of 635.00 feet an arc distance of 659.06 feet, said curve being subtended by a chord having a bearing of South 21 degrees 51 minutes 52 seconds West a distance of 629.88 feet,
4. Leaving the westerly right-of-way of Franklin Square Drive, North 32 degrees 06 minutes 10 seconds West 9.81 feet,
5. Northerly along a curve to the left with a radius of 625.25 feet an arc distance of 382.27 feet, said curve being subtended by a chord having a bearing of North 33 degrees 59 minutes 05 seconds East a distance of 376.34 feet,
6. North 73 degrees 49 minutes 56 seconds West 228.84 feet,
7. North 85 degrees 42 minutes 37 seconds West 89.07 feet,
8. North 69 degrees 02 minutes 32 seconds West 189.83 feet,
9. North 52 degrees 22 minutes 27 seconds West 61.42 feet,
10. North 85 degrees 42 minutes 37 seconds West 61.42 feet,
11. North 69 degrees 02 minutes 32 seconds West 189.83 feet,
12. North 52 degrees 22 minutes 27 seconds West 48.27 feet,
13. North 39 degrees 44 minutes 02 seconds West 103.57 feet,
14. North 53 degrees 43 minutes 07 seconds West 32.65 feet,
15. North 68 degrees 37 minutes 00 seconds West 58.72 feet,
16. North 61 degrees 23 minutes 10 seconds West 111.08 feet,
17. North 50 degrees 08 minutes 11 seconds West 79.19 feet,
18. North 58 degrees 40 minutes 33 seconds West 78.97 feet,
19. North 65 degrees 55 minutes 27 seconds East 356.86 feet
20. South 24 degrees 04 minutes 33 seconds East 20.00 feet,
21. North 65 degrees 55 minutes 27 seconds East 157.37 feet, to a point on the southerly right-of-way of Castle Creek Circle as shown on the above described recorded plat,
22. Continuing along the southerly right-of-way of castle Creek Circle, along a curve to the left having a radius of 122.00 feet an arc distance of 59.88 feet, said curve being subtended by a chord having a bearing of South 54 degrees 58 minutes 54 seconds East a distance of 59.28 feet,
23. South 69 degrees 02 minutes 32 seconds East 585.37 feet,
24. Along a curve to the left having a radius of 364.60 feet an arc distance of 103.46 feet, said curve being subtended by a chord having a bearing of South 77 degrees 10 minutes 16 seconds East a distance of 52.08 feet,

181

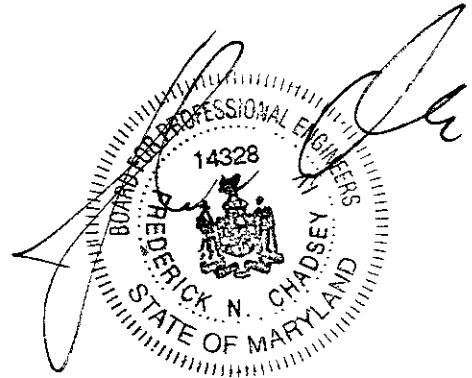
99-181-SPH

25. South 43 degrees 33 minutes 09 seconds East 29.11 feet, to the point of beginning.

Containing 11.0147 Acres of land more or less.

Said real property is that shown on the recorded plat for Devonshire, Phase I of Castle Creek at Whitemarsh, recorded among the Baltimore County Land Records, S.M. 69/130.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



No. 19196

THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 58TH STREET
CHICAGO, ILL. 60637

[illegible]

Hotchkiss County, Wyoming

RECEIVED FROM: Miles & Stockbridge
040 - 3PH ITEM 181
Devonshire Phase I Castle Creek Taken by: JRF
FOR:

09-1815 PH

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 27, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 26, 1978.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #59-181-SPH
Intersection of centerline of Franklin Square Drive and Castle Creek Circle (Devonshire Phase I of Castle Creek at White Marsh (formerly Section J2) to approve revised building locations and uses.
14th Election District
6th Councilmanic District
Legal Owner(s): Nottingham Village, Inc.

Special Hearing to approve a second amendment to the Partial Development Plan for Devonshire Phase I of Castle Creek at White Marsh (formerly Section J2) to approve revised building locations and uses.

Hearing: Monday, December 14, 1978 at 11:00 a.m. in Room 407, County Courts Bldg., 407 Bodley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible. For special accommodations, please call (410) 887-3353.
(2) For information concerning the File and/or Hearing, please call (410) 887-3391.

11/28/78 Nov. 26 0275841

RE: Case

99-181-SPH

Petitioner/Developer: NOTTINGHAM PROP./ETAL
% JOHN BOWERS & HAISLIP, L.

Date of Hearing/Closing: 12/14/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at

2 LOCATIONS ONSITE
CASTLE CREEK CIR & FRANKLIN SQ. DR.

The sign(s) were posted on

11/30/98

(Month/Day, Year)

Sincerely,

Patrick M. O'Keefe 12/2/98
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 905-8571

(Telephone Number)

ZONING NOTICE

Case #: 99-181-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: 100-107 COUNTY COURTS BUILDING
TIME & DATE: THURSDAY DECEMBER 14/1998 11:00 AM

SEEMS WISH TO APPROVE A SECOND
AMENDMENT TO THE PARTIAL DEVELOP-
MENT PLAN FOR DEVONSHIRE FARM-1
OF CASTLE CREEK AT WHITE MARSH
TRAILER SECTION - 2) TO APPROVE REAR-
BUILDING LOCATIONS AND USES
(5 FORMER SQUARE DR - CASTLE CREEK DR)

NOTE: THE ZONING COMMISSIONER WILL
CONSIDER ALL COMMENTS AND REQUESTS FOR
VARIATION TO THE ZONING ORDINANCE AND
CALL FOR THE ZONING COMMISSIONER'S
DECISION AND RECOMMENDATION



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 10, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-181-SPH

Intersection of centerline Franklin Square Drive and Castle Creek Circle (Devonshire, Phase I, Castle Creek)

14th Election District – 6th Councilmanic District

Legal Owner: Nottingham Village, Inc.

Special Hearing to approve a second amendment to the Partial Development Plan for Devonshire, Phase I of Castle Creek at White Marsh (formerly Section J2) to approve revised building locations and uses.

HEARING: Monday, December 14, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

c.: Lawrence F. Haislip
Nottingham Village, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 29, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
November 25, 1998 Issue – Jeffersonian

Please forward billing to:

Nottingham Village, Inc. 410-825-0545
C/O J.N. Bowers, Jr.
100 West Pennsylvania Avenue
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-181-SPH

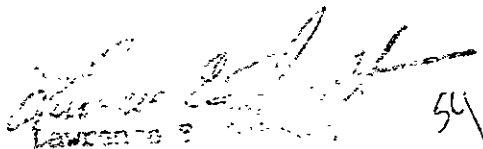
Intersection of centerline Franklin Square Drive and Castle Creek Circle (Devonshire, Phase I, Castle Creek)

14th Election District – 6th Councilmanic District

Legal Owner: Nottingham Village, Inc.

Special Hearing to approve a second amendment to the Partial Development Plan for Devonshire, Phase I of Castle Creek at White Marsh (formerly Section J2) to approve revised building locations and uses.

HEARING: Monday, December 14, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-181-SPH

Petitioner: NOTTINGHAM VILLAGE INC.

Address or Location: DEVONSHIRE, PHASE I, CASTLE CREEK

PLEASE FORWARD ADVERTISING BILL TO:

Name: NOTTINGHAM VILLAGE INC.

Address: c/o J. N. BOWERS JR.

100 WEST PENNSYLVANIA AVE TOWSON MD 21204

Telephone Number: 410 825 0545

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-181-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING - A 2nd Amendment to Partial
Development Plan for Devonshire, Phase I of Castle Creek at
White Marsh to approve revised building locations and
uses, all as provided in Provisory section of accompanying
plans.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING
Devonshire, Phase I, Castle Creek, Intersection of
c/I Franklin Square Drive and Castle Creek Circle,
14th Election District, 6th Councilmanic

Legal Owners: Nottingham Village, Inc.


Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-181-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Lawrence F. Haislip, Esq., Miles & Stockbridge, 600 Washington Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 8, 1998

Lawrence F. Haislip, Esq.
Miles & Stockbridge, P.C.
600 Washington Avenue
Towson, MD 21204

RE: Item No.: 181
Case No.: 99-181-SPH
Location: Devonshire Phase I
Castle Creek

Dear Mr. Haislip:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 26, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us




Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 17, 1998

FROM:  Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 16, 1998
Item Nos. 181, 182, 183, 186 and
Item No. 158 - Revised Plans

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

NOVEMBER 23, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: 181 - NOTTINGHAM VILLAGE, INC.
182 - KINGSWAY ACADEMY, INC.

Location: DISTRIBUTION MEETING OF NOVEMBER 9, 1998

Item No.: 181 AND 182

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: November 19, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/JS*

SUBJECT: Zoning Item #181

Castle Creek @ White Marsh

Zoning Advisory Committee Meeting of November 9, 1998

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X The revised building location shall be no closer to the Forest Buffer Reservation than permitted by the variance granted by DEPRM to allow encroachment into the 35 foot setback to the Forest Buffer.



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11. 12. 98

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 181

JRF

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

RECEIVED NOV 13 1998

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

hs
12/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: November 16, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 181 & 187

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

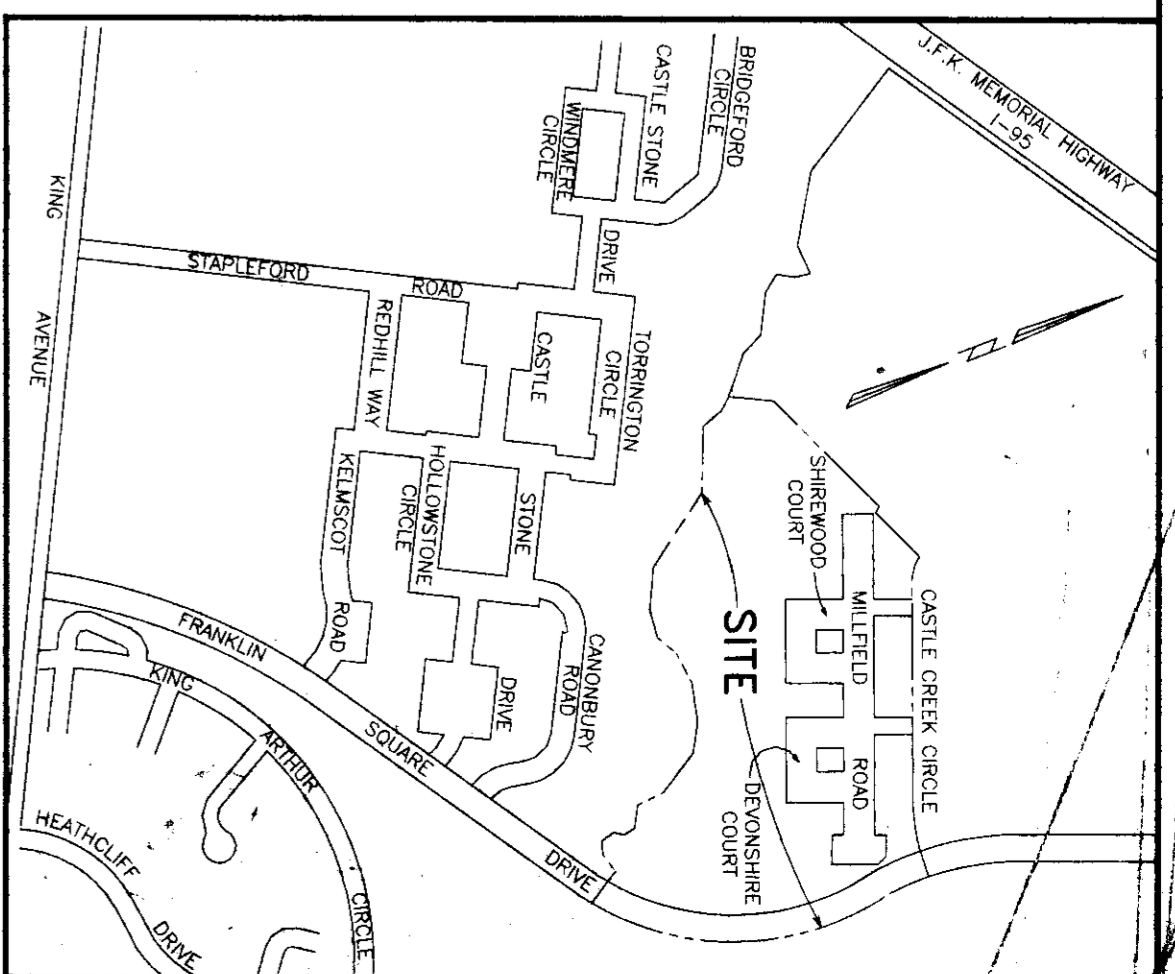
Jean Sewell
James B. Sewell
Romaine Farnoff
WILLIAM FORNOFF

5334 Millfield Rd
5334 M.LL Field Rd
5336 MILLFIELD Rd.
5336 MILLFIELD Rd.

For Relations

Hanslip
Bowens
CHADSEY





LEGEND

- PLAT OUTLINE
- SECTION LINE
- PRIVATE INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACK LINE
- SECTION NUMBERS
- BUILDING OR UNIT NUMBERS
- DRAINAGE & UTILITY EASEMENT
- CONCRETE TRASH PAD LOCATIONS
- STREETLIGHTS
- WETLANDS
- FLOOD PLAN
- FOREST BUFFER

PLAT TO ACCOMPANY SPECIAL HEARING

2ND AMENDED

PARTIAL DEVELOPMENT PLAN
DEVONSHIRE
PHASE I
OF CASTLE CREEK
AT WHITEMARSH

(FORMERLY WHITEMARSH-SECTION J2)
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 14C-6
SCALE: 1"=50'
DATE: NOV. 13, 1995
REV. MAR. 13, 1997-SEE
TAX ACCOUNT NO. 14-14-065900 1ST AMENDMENTS

OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR OF PLANNING
DATE

99-181-SPA
DIRECTOR OF P.D.M.
DATE

REV. JULY 14, 1996 - SEE
APPROVAL DATE: 3/21/97

2ND AMENDMENT

3RD AMENDMENT

4TH AMENDMENT

5TH AMENDMENT

6TH AMENDMENT

7TH AMENDMENT

8TH AMENDMENT

9TH AMENDMENT

10TH AMENDMENT

11TH AMENDMENT

12TH AMENDMENT

13TH AMENDMENT

14TH AMENDMENT

15TH AMENDMENT

16TH AMENDMENT

17TH AMENDMENT

18TH AMENDMENT

19TH AMENDMENT

20TH AMENDMENT

21ST AMENDMENT

22ND AMENDMENT

23RD AMENDMENT

24TH AMENDMENT

25TH AMENDMENT

26TH AMENDMENT

27TH AMENDMENT

28TH AMENDMENT

29TH AMENDMENT

30TH AMENDMENT

31ST AMENDMENT

32ND AMENDMENT

33RD AMENDMENT

34TH AMENDMENT

35TH AMENDMENT

36TH AMENDMENT

37TH AMENDMENT

38TH AMENDMENT

39TH AMENDMENT

40TH AMENDMENT

41ST AMENDMENT

42ND AMENDMENT

43RD AMENDMENT

44TH AMENDMENT

45TH AMENDMENT

46TH AMENDMENT

47TH AMENDMENT

48TH AMENDMENT

49TH AMENDMENT

50TH AMENDMENT

51ST AMENDMENT

52ND AMENDMENT

53RD AMENDMENT

54TH AMENDMENT

55TH AMENDMENT

56TH AMENDMENT

57TH AMENDMENT

58TH AMENDMENT

59TH AMENDMENT

60TH AMENDMENT

61ST AMENDMENT

62ND AMENDMENT

63RD AMENDMENT

64TH AMENDMENT

65TH AMENDMENT

66TH AMENDMENT

67TH AMENDMENT

68TH AMENDMENT

69TH AMENDMENT

70TH AMENDMENT

71ST AMENDMENT

72ND AMENDMENT

73RD AMENDMENT

74TH AMENDMENT

75TH AMENDMENT

76TH AMENDMENT

77TH AMENDMENT

78TH AMENDMENT

79TH AMENDMENT

80TH AMENDMENT

81ST AMENDMENT

82ND AMENDMENT

83RD AMENDMENT

84TH AMENDMENT

85TH AMENDMENT

86TH AMENDMENT

87TH AMENDMENT

88TH AMENDMENT

89TH AMENDMENT

90TH AMENDMENT

91ST AMENDMENT

92ND AMENDMENT

93RD AMENDMENT

94TH AMENDMENT

95TH AMENDMENT

96TH AMENDMENT

97TH AMENDMENT

98TH AMENDMENT

99TH AMENDMENT

100TH AMENDMENT

101ST AMENDMENT

102ND AMENDMENT

103RD AMENDMENT

104TH AMENDMENT

105TH AMENDMENT

106TH AMENDMENT

107TH AMENDMENT

108TH AMENDMENT

109TH AMENDMENT

110TH AMENDMENT

111ST AMENDMENT

112ND AMENDMENT

113RD AMENDMENT

114TH AMENDMENT

115TH AMENDMENT

116TH AMENDMENT

117TH AMENDMENT

118TH AMENDMENT

119TH AMENDMENT

120TH AMENDMENT

121ST AMENDMENT

122ND AMENDMENT

123RD AMENDMENT

124TH AMENDMENT

125TH AMENDMENT

126TH AMENDMENT

127TH AMENDMENT

128TH AMENDMENT

129TH AMENDMENT

130TH AMENDMENT

131ST AMENDMENT

132ND AMENDMENT

133RD AMENDMENT

134TH AMENDMENT

135TH AMENDMENT

136TH AMENDMENT

137TH AMENDMENT

138TH AMENDMENT

139TH AMENDMENT

140TH AMENDMENT

141ST AMENDMENT

142ND AMENDMENT

143RD AMENDMENT

144TH AMENDMENT

145TH AMENDMENT

146TH AMENDMENT

147TH AMENDMENT

148TH AMENDMENT

149TH AMENDMENT

150TH AMENDMENT

151ST AMENDMENT

152ND AMENDMENT

153RD AMENDMENT

154TH AMENDMENT

155TH AMENDMENT

156TH AMENDMENT

157TH AMENDMENT

158TH AMENDMENT

159TH AMENDMENT

160TH AMENDMENT

161ST AMENDMENT

162ND AMENDMENT

163RD AMENDMENT

164TH AMENDMENT

165TH AMENDMENT

166TH AMENDMENT

167TH AMENDMENT

168TH AMENDMENT

169TH AMENDMENT

170TH AMENDMENT

171ST AMENDMENT

172ND AMENDMENT

173RD AMENDMENT

174TH AMENDMENT

175TH AMENDMENT

176TH AMENDMENT

177TH AMENDMENT

178TH AMENDMENT

179TH AMENDMENT

180TH AMENDMENT

181ST AMENDMENT

182ND AMENDMENT

183RD AMENDMENT

184TH AMENDMENT

185TH AMENDMENT

186TH AMENDMENT

187TH AMENDMENT

188TH AMENDMENT

189TH AMENDMENT

190TH AMENDMENT

191ST AMENDMENT

192ND AMENDMENT

193RD AMENDMENT

194TH AMENDMENT

195TH AMENDMENT

196TH AMENDMENT

197TH AMENDMENT

198TH AMENDMENT

199TH AMENDMENT

200TH AMENDMENT

201ST AMENDMENT

202ND AMENDMENT

203RD AMENDMENT

204TH AMENDMENT

205TH AMENDMENT

206TH AMENDMENT

207TH AMENDMENT

208TH AMENDMENT

209TH AMENDMENT

210TH AMENDMENT

211ST AMENDMENT

212ND AMENDMENT

213RD AMENDMENT

214TH AMENDMENT

215TH AMENDMENT

216TH AMENDMENT

217TH AMENDMENT

218TH AMENDMENT

219TH AMENDMENT

220TH AMENDMENT

221ST AMENDMENT

222ND AMENDMENT

223RD AMENDMENT

224TH AMENDMENT

225TH AMENDMENT

226TH AMENDMENT

227TH AMENDMENT

228TH AMENDMENT

229TH AMENDMENT

230TH AMENDMENT

231ST AMENDMENT

232ND AMENDMENT

233RD AMENDMENT

234TH AMENDMENT

235TH AMENDMENT

236TH AMENDMENT

237TH AMENDMENT

238TH AMENDMENT

239TH AMENDMENT

240TH AMENDMENT

241ST AMENDMENT

242ND AMENDMENT

243RD AMENDMENT

244TH AMENDMENT

245TH AMENDMENT

246TH AMENDMENT

247TH AMENDMENT

248TH AMENDMENT

249TH AMENDMENT

250TH AMENDMENT

251ST AMENDMENT

252ND AMENDMENT

253RD AMENDMENT

254TH AMENDMENT

255TH AMENDMENT

256TH AMENDMENT

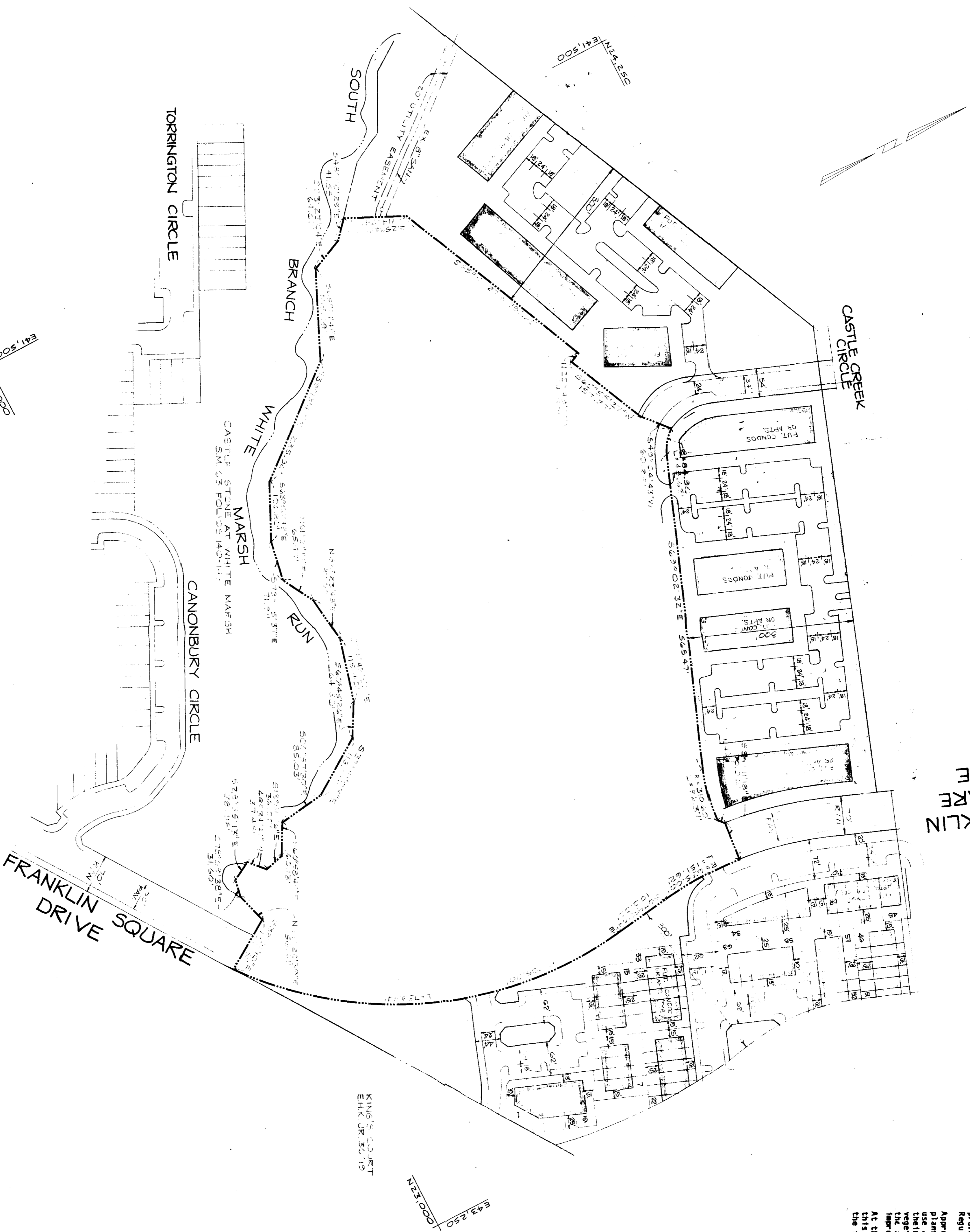
PROVISORY SECTION NOTES

The provisory section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or issued. Its purpose is to provide a preliminary plan for the development of the site within 300 feet thereof with a reasonable understanding of the proposed development and its relationship to the surrounding land that lies within 300 feet of their home.

The dimensioned boundaries of the "Provisory Section" as indicated hereon are not intended to separate it from the overall approval of this partial development plan including the "Provisory Section" must be approved in accordance with Section 100.3.1.1, Baltimore County Zoning Regulations.

Approval of the "Provisory Section" is not based on final engineering plans however, it is intended to establish the final location, height, use and density of buildings or their enclosures to within 25 feet of the proposed development. The "Provisory Section" is intended to provide a preliminary plan for the development of the site within 300 feet thereof with a reasonable understanding of the proposed development and its relationship to the surrounding land that lies within 300 feet of their home.

At the time of building permit application the "Provisory Section" of this development plan must be updated to comply in all respects to the form and content required by Section 100.3 of the Zoning Regulations.



2ND AMENDED
PARTIAL DEVELOPMENT PLAN
ALTERNATE 1

DEVONSHIRE
PHASE I
OF CASTLE CREEK
AT WHITEMARSH
(FORMERLY WHITEMARSH-SECTION J2)
BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT
SCALE: 1"=100'
DATE: NOV 15 1990

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING
DATE

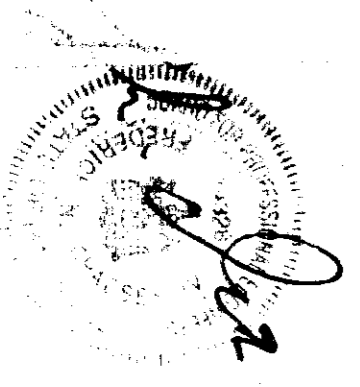
SHEET 3 OF 4

OWNER/DEVELOPER

NOTTINGHAM VILLAGE, INC.
100 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120



1ST AMENDMENT (3-18-97)
1ST AMENDMENT THIS SHEET
SHEET 1 OF 4
2ND AMENDMENT (7-14-98)
REVISED 300 PROVISORY SECTION

FRANKLIN
SQUARE
DRIVE

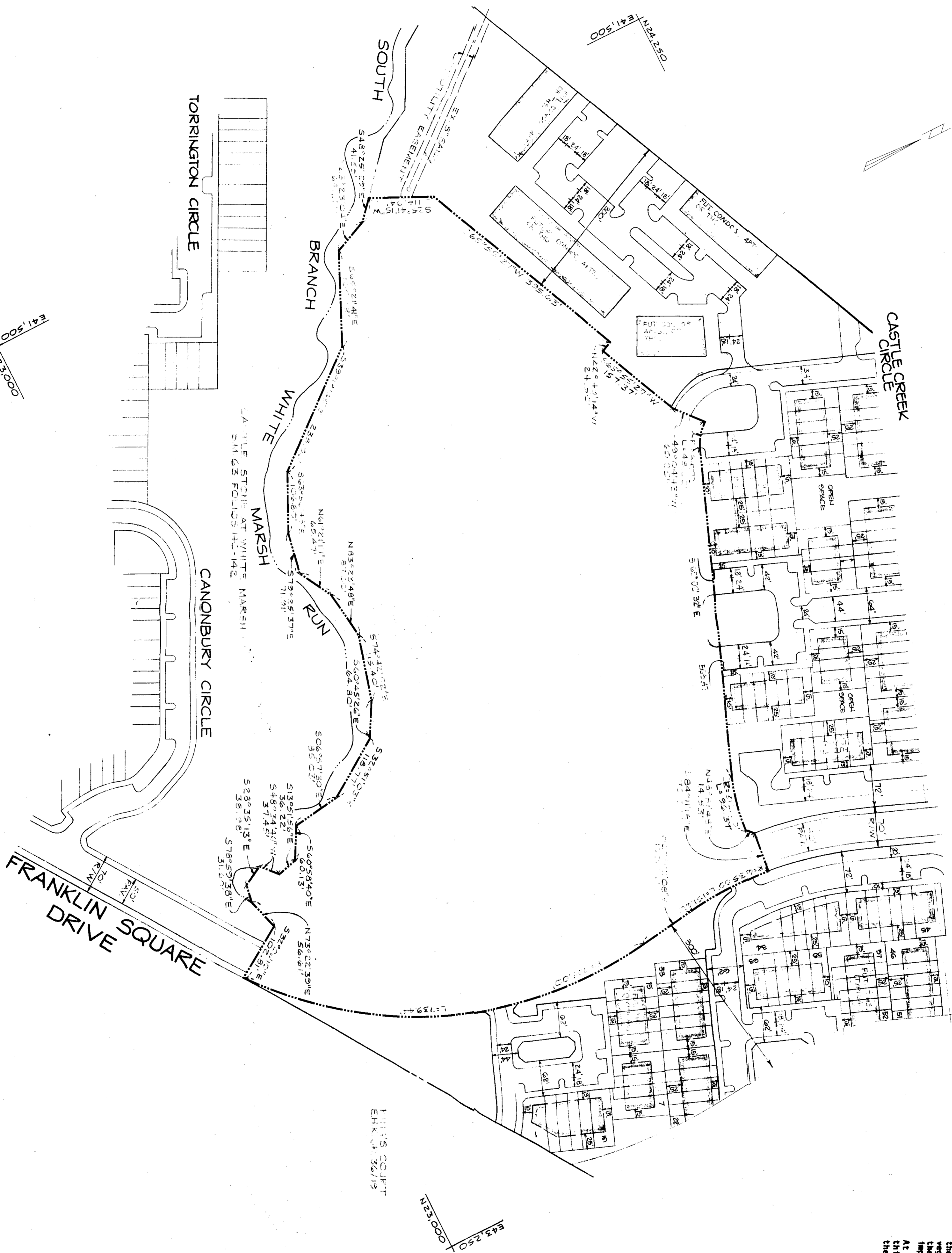
PROVISORY SECTION NOTES

The provisory section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or issued. It is intended to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.

The dimensions boundaries of the "Provisory Section" as indicated hereon are not intended to separate it from the general development of this partial development plan including the "Provisory Section" of this plan, provided in accordance with Section 1801.3.A.7, Baltimore County Zoning Regulations.

Approval of the "Provisory Section" is not based on final engineering plans however, it is intended to establish the final proposed location, use and density of buildings on their envelopes to within 25 feet of their engineering location; the location and type of existing major roads, easements, and other pertinent facilities.

At the time of building permit applications the "Provisory Section" of this development plan must be updated to comply in all respects to the form and content required by Section 1801.3 of the Zoning Regulations.



2ND AMENDED
PARTIAL DEVELOPMENT PLAN
ALTERNATE 2

**DEVONSHIRE
PHASE I**
OF CASTLE CREEK
AT WHITEMARSH
(FORMERLY WHITEMARSH-SECTION J2)
BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT
DATE: NOV 13, 1995
SCALE: 1"=100'

OWNER/DEVELOPER
NOTTINGHAM VILLAGE, INC.
100 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

1ST AMENDMENT (3-13-97)
NO AMENDMENTS TO SHEET
SET SHEET 1 OF 4
2ND AMENDMENT (7-14-98)
REVISED 500 PROVISORY SECTION

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

[Signature]

| | |
|-------------------------------|------|
| OFFICE OF PLANNING AND ZONING | |
| APPROVED BY: | |
| DIRECTOR OF PLANNING | DATE |
| SHEET 4 OF 4 | DATE |